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E-FILED ON JUNE 12, 2007

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Attorneys for Debtors

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA**

In re:
USA COMMERCIAL MORTGAGE COMPANY,
Debtor.

Case No. BK-S-06-10725 LBR
Case No. BK-S-06-10726 LBR
Case No. BK-S-06-10727 LBR
Case No. BK-S-06-10728 LBR
Case No. BK-S-06-10729 LBR

In re:
USA CAPITAL REALTY ADVISORS, LLC,
Debtor.

Chapter 11

In re:
USA CAPITAL DIVERSIFIED TRUST DEED
FUND, LLC, Debtor

Jointly Administered Under
Case No. BK-S-06-10725 LBR

In re:
USA CAPITAL FIRST TRUST DEED FUND,
LLC,
Debtor

**STIPULATION FURTHER CONTINUING
THE HEARING ON OBJECTIONS TO
THE PENSION BENEFIT GUARANTY
CORPORATION'S CLAIMS FILED
AGAINST USA SECURITIES, LLC AND
USA CAPITAL REALTY ADVISORS, LLC**

In re:
USA SECURITIES, LLC,

**(Affects USA Capital Realty Advisors, LLC
and USA Securities, LLC)**

Affects:

- All Debtors
- USA Commercial Mortgage Company
- USA Securities, LLC
- USA Capital Realty Advisors, LLC
- USA Capital Diversified Trust Deed Fund, LLC
- USA Capital First Trust Deed Fund, LLC

Date of Hearing: June 15, 2007
Time of Hearing: 9:30 a.m.

New Date of Hearing: July 27, 2007
Time of Hearing: 9:30 a.m.

1 USA Capital Realty Advisors, LLC (“USA Realty”), and USA Securities, LLC (“USA
2 Securities”) jointly, by and through their counsel, and the Pension Benefit Guaranty Corporation
3 (the “PBGC”) hereby stipulate as follows:

4 1. USA Realty filed objections to Claim No. 37 in the amount of \$884,389, Claim No.
5 38 in the amount of \$1,068,233, and Claim No. 39 in an unliquidated amount filed against it by
6 the PBGC. USA Securities filed objections to Claim No. 24 in an unliquidated amount, Claim No.
7 25 in the amount of \$884,389, and Claim No. 26 in the amount of \$1,068,233 filed against it by
8 the PBGC.

9 2. These objections were set for a status hearing on April 26, 2007, at 9:30 a.m. but
10 the parties stipulated to continue the hearing until June 15, 2007 (Docket No. 3486). The Court
11 approved the stipulation by order dated April 23, 2007 (Docket No 3521).

12 3. The PBGC has since filed amended proofs of claim against both USA Realty and
13 USA Securities.

14 4. Counsel for the parties request additional time to negotiate concerning the amended
15 claims and objections.

16 5. In order to facilitate these continued negotiations, the parties have agreed that the
17 status hearing on the objections filed by USA Securities and USA Realty to the PBGC’s claims be
18 continued to July 27, 2007, at 9:30 a.m.

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6. The parties submit a stipulated order herewith for the Court's convenience.

Respectfully submitted this 12th day of June, 2007.

RAY QUINNEY & NEBEKER P.C. and
SCHWARTZER & McPHERSON LAW FIRM

By: /s/ Steven C. Strong
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LENARD E. SCHWARTZER
JEANETTE E. MCPHERSON
Attorneys for Debtors

AND

PENSION BENEFIT GUARANTY CORPORATION

By: /s/ Erika E. Barnes
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